



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 ext 120 • FAX (508) 839-4602
 www.grafton-ma.gov
 planningdept@grafton-ma.gov

RECORDED
 GRAFTON, MA
 2022 DEC 15 PM 1:22

PLANNING BOARD

APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE PLAN

Application No. DP 2016-1 Modification # 4

APPLICANT & PROPERTY OWNER INFORMATION

Project # DP 2016-1.3

NAME Pulte Homes of New England

STREET 115 Flanders Road, Suite 200 CITY/TOWN Westborough

STATE MA ZIP 01581 TELEPHONE (508)621-2404

NAME OF PROPERTY OWNER (if different) _____

Deed recorded in the Worcester District Registry of Deeds Book 67613 Page 305

CONTACT INFORMATION

NAME Essek Petrie

STREET 115 Flanders Road CITY/TOWN Westborough

STATE MA ZIP 01581 TELEPHONE (508)621-2404

PROJECT LOCATION:

STREET AND NUMBER 100 Westboro Road & Institute Road

ZONING DISTRICT OLI/R20 ASSESSOR'S MAP 22 LOT #(S) 12

PROJECT/PLAN INFORMATION:

PLAN TITLE Woodland Hill (fka The Village at Institute Road) a Definitive Conventional Subdivision

PLAN DATED: Sept 26, 2016 REVISED THROUGH April 21, 2022

Deed recorded in the Worcester District Registry of Deeds (WDRD) Book 34122 Page 57

Certificate of Plan Approval recorded in WDRD Book 58546 Page 105-127

PREPARED BY (Engineer) Guerriere & Halnon, Inc.

STREET 1029 Providence Road CITY/TOWN Whitinsville

STATE MA ZIP 01588 TELEPHONE (508)234-6834

The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)

Respectfully requesting and adjustment to the lot lines of two existing parcels and the creation of a new parcel to be used for access to adjacent development as requested by Planning Board.

*Town of Grafton
Application for Approval of a Modified Definitive Plan*

Describe in detail the status of the project relative to construction of ways and municipal service (attach separate sheet).

This project is guaranteed by:

Covenant _____ Bond X Passbook _____ Other _____

Provide all relevant information (document number, date, amount, purpose) of each instrument:

See attached executed bond agreement.

The undersigned's title to said land is derived from Commonwealth of Massachusetts

by deed dated May 17, 2022 and recorded in the Worcester District Registry of Deeds Book 67613, Page 305,
registered in the Worcester Registry District of Land Court, Certificate of Title No. _____;
and said land is free of encumbrances except for the following: _____

Any /all mortgages must assent / comment to this application) N/A

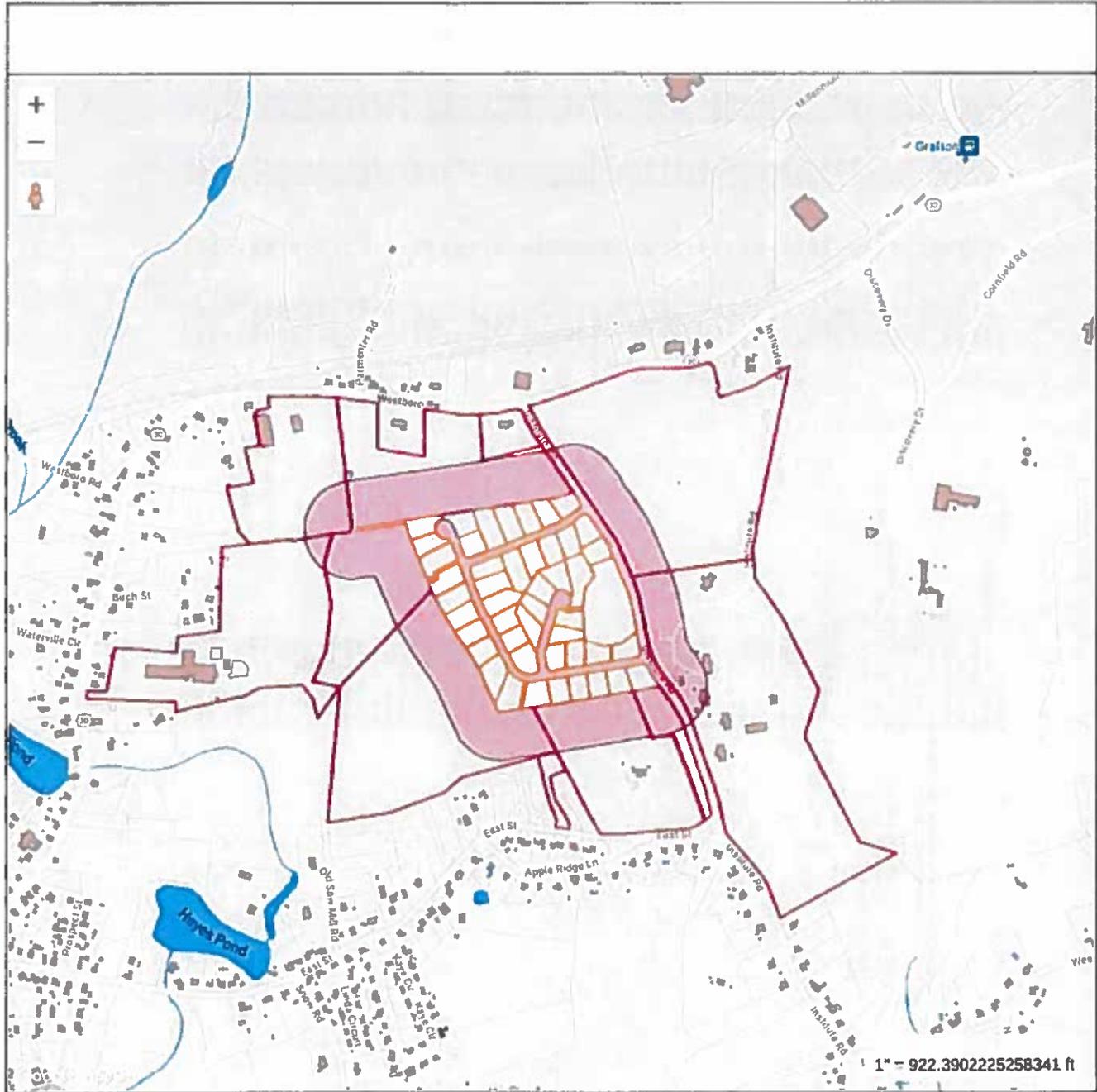
The undersigned hereby applies for the approval of said **MODIFIED DEFINITIVE** plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature  Date: 12/8/22

Property Owner's Signature (if not Applicant) _____ Date: _____

VILLAGE AT INSTITUTE ROAD

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
012.0-0000-0001.8	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR		BOSTON	MA	02110	57193	195
012.0-0000-0012.0	88 WESTBORO ROAD	EQUIPMENT CARE CENTER OF GRAFTON LLC		88 WESTBORO ROAD		N GRAFTON	MA	01536-1814	37347	145
012.0-0000-0022.0	100 WESTBORO ROAD	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0045.0	91 EAST STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0023.0	81 EAST STREET REAR	GRAFTON TOWN OF	RECREATION 15 YR MUNICIPAL 30YR RESTRI	30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0022.0	71 REAR EAST STREET #REAR	GRAFTON TOWN OF	CONSERVATION RESTRICTION GLT	30 PROVIDENCE ROAD		GRAFTON	MA	01519	28497	258
020.0-0000-0001.0	107 EAST STREET	GALE MICHAEL		107 EAST STREET		N GRAFTON	MA	01536	14914	61
021.0-0000-0001.E	33 INSTITUTE ROAD	MASS COMMONWEALTH OF	DEPT OF YOUTH SERVICES AND LABOR	27 WORMWOOD STREET S, RTE 400		BOSTON	MA	02210	1730	248
021.0-0000-0001.D	42 INSTITUTE ROAD	MASS COMMONWEALTH OF KEY PROGRAM	DEPT OF YOUTH SERVICES AND LABOR	ATTN BARBARA MORTON	PO BOX1380	WESTBOROUGH	MA	01581	0	0
019.0-0000-0023.0	46 WATERVILLE STREET	GRAFTON TOWN OF	N GRAFTON ELEMENTARY SCHOOL	30 PROVIDENCE ROAD		GRAFTON	MA	01519-1186	3782	127
012.0-0000-0020.0	122 WESTBORO ROAD	MASS COMMONWEALTH OF	OMH / OMR	1 ASHBURTON PLACE		BOSTON	MA	02108	1730	248
012.0-0000-0005.0	37 INSTITUTE ROAD	PULTE HOMES OF NEW ENGLAND LLC		115 FLANDERS ROAD		WESTBOROUGH	MA	01581	67613	304
020.0-0000-0078.0	35 INSTITUTE ROAD	PULTE HOMES OF NEW ENGLAND LLC		115 FLANDERS ROAD		WESTBOROUGH	MA	01581	67613	304
020.0-0000-0091.0	13 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0058.0	29 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0023.0	2 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0024.0	4 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0071.0	12 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0074.0	3 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0079.0	3 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0080.0	2 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0087.0	5 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0081.0	8 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0085.0	7 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0089.0	9 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
012.0-0000-0031.0	33 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0082.0	6 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0083.0	4 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0070.0	14 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0084.0	2 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0029.0	20 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0086.0	3 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0060.0	11 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
012.0-0000-0033.0	3 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0084.0	19 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0075.0	5 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0095.0	21 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
012.0-0000-0034.0	1 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0073.0	1 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
012.0-0000-0032.0	5 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0028.0	22 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0078.0	7 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0085.0	1 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
012.0-0000-0025.0	8 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0068.0	23 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0062.0	7 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0090.0	11 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0072.0	10 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0059.0	27 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0066.0	18 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0067.0	25 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0069.0	16 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0026.0	8 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
012.0-0000-0030.0	35 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0057.0	31 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0093.0	17 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
020.0-0000-0092.0	15 BROOKE STREET	D & F AFONSO BUILDERS INC		189 MA N STREET		MILFORD	MA	01757	34122	57
012.0-0000-0027.0	10 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0081.0	9 AUDRINA LANE	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57
020.0-0000-0077.0	6 DYLAN WAY	D & F AFONSO BUILDERS INC		189 MAIN STREET		MILFORD	MA	01757	34122	57



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021
Data updated 3/23/2021

**Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.**



Pulte Homes of New England LLC
115 Flanders Road, Suite 200
Westborough, MA 01581

December 13, 2022

Essek Petrie
(508) 621-2404
essek.petrie@pulte.com

Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Re: ***Village at Institute Road (currently known as Woodland Hill)***
Application for Approval of a Modified Definitive Plan
DP 2016-1 Modification #4

Dear Board Members:

Pulte Homes of New England, LLC (Pulte) has recently presented and received approvals for two different adjacent residential communities at the intersection of Westboro Road (Route 30) and Institute Road. *Village at Institute Road* is a single-family residential subdivision consisting of 46 homes and *Afonso Village* is a mixed-use project consisting of 137 residential dwelling units and 14,044± of commercial space. Construction is well underway on *Village at Institute Road (Woodland Hill)* and we are excited to begin construction soon on *Winslow Point*, the portion of *Afonso Village* to be constructed by Pulte.

During the review and approval process for *Afonso Village Modification #1*, the Board supported the incorporation of a full-access driveway connection linking *Afonso Village* directly to Brooke Street in *Village at Institute Road (Woodland Hill)* as is reflected on the approved *Afonso Village* plans.

However, *Village at Institute Road (Woodland Hill)* as approved does not reflect this driveway connection as it predates the *Afonso Village* project. We are therefore submitting this request to modify *Village at Institute Road (Woodland Hill)* to incorporate the approved driveway connection between the two developments, which requires slight adjustments to the lot lines at the end of the Brooke Street cul-de-sac.

- We are submitting a modified site plan showing revised lot lines for Lots 17 & 18 and the creation of "Parcel D" that will be transferred to the Winslow Point Condominium Association for ownership and maintenance of the access drive. This modification adjust the Lot 17 & 18 property lines to preserve their conformance with zoning requirements including lot frontage and area.

We believe this modification effectively captures the adjustments approved to provide connectivity between the two projects. We appreciate your time in reviewing the attached application and meeting with us to discuss the modification to the approved subdivision plan.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'ESSEK PETRIE'.

Essek Petrie
Manager of Land Planning & Entitlement
Pulte Homes of New England



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This form is being submitted as part of the package for DP 2016-1.4 Village at Institute Road Subdivision. There are no waivers being requested as part of this application package.

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

(1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

(2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

(3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

(4.) Proposed use(s) of the land;

[Click here to enter text.](#)

(5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

(6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

(7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

(8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

(9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

(10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

(11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

(12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

(13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

(14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

[Click here to enter text.](#)

(15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

[Click here to enter text.](#)

(16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

[Click here to enter text.](#)

(17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

[Click here to enter text.](#)

(18.) Driveways and driveway openings/entrances;

[Click here to enter text.](#)

(19.) Parking and loading spaces;

[Click here to enter text.](#)

(20.) Service areas and all facilities for screening;

[Click here to enter text.](#)

(21.) Landscaping;

[Click here to enter text.](#)

(22.) Lighting;

[Click here to enter text.](#)

(23.) Proposed signs (business, traffic, etc.);

[Click here to enter text.](#)

(24.) Sewage, refuse and other waste disposal;

[Click here to enter text.](#)

(25.) Stormwater management facilities (drainage);

[Click here to enter text.](#)

(26.) All structures and buildings associated with the proposed and existing use(s) on the property;

[Click here to enter text.](#)

(27.) Exterior storage areas and fences;

[Click here to enter text.](#)

(28.) Utilities and their exterior appurtenances (e.g., fire connections);

[Click here to enter text.](#)

(29.) Provisions for dust and erosion control;

[Click here to enter text.](#)

(30.) Any existing vegetation;

[Click here to enter text.](#)

Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

[Click here to enter text.](#)

Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

[Click here to enter text.](#)

Written statements from the following:

[Click here to enter text.](#)

(1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

[Click here to enter text.](#)

(2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

[Click here to enter text.](#)

Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

[Click here to enter text.](#)